

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Warren

State: MI

PJ's Total HOME Allocation Received: \$6,306,110

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
			PJs in State:	20			
% of Funds Committed	89.45 %	88.90 %	11	90.66 %	39	41	
% of Funds Disbursed	68.55 %	81.55 %	18	81.06 %	11	7	
Leveraging Ratio for Rental Activities	0.95	3.2	13	4.62	21	17	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.94 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.13 %	71.05 %	12	68.23 %	51	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.00 %	87.54 %	10	79.86 %	49	55	
% of 0-30% AMI Renters to All Renters***	40.00 %	52.30 %	15	44.82 %	40	40	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.56 %	1	94.65 %	100	100	
Overall Ranking:			In State:	15 / 20	Nationally:	44 40	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,240	\$26,306		\$25,419	20 Units	11.80 %	
Homebuyer Unit	\$32,928	\$17,484		\$14,530	145 Units	85.30 %	
Homeowner-Rehab Unit	\$16,714	\$22,620		\$20,251	5 Units	2.90 %	
TBRA Unit	\$0	\$5,932		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Warren MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$19,966	\$72,429	\$23,092
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	95.0	81.9	100.0	0.0
Black/African American:	0.0	11.8	0.0	0.0
Asian:	0.0	1.4	0.0	0.0
American Indian/Alaska Native:	5.0	1.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.7	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	2.1	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	20.0	26.4	40.0	0.0
2 Persons:	20.0	24.3	60.0	0.0
3 Persons:	20.0	21.5	0.0	0.0
4 Persons:	15.0	13.2	0.0	0.0
5 Persons:	5.0	9.7	0.0	0.0
6 Persons:	20.0	2.8	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	2.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.0	27.1	0.0	0.0
Elderly:	5.0	0.0	80.0	0.0
Related/Single Parent:	55.0	25.0	20.0	0.0
Related/Two Parent:	20.0	30.6	0.0	0.0
Other:	10.0	17.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.0	0.0 [#]
HOME TBRA:	0.0	
Other:	5.0	
No Assistance:	70.0	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

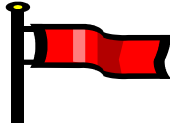
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Warren State: MI Group Rank: 44
 State Rank: 15 / 20 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 40
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	75.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	5.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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